(ख) और (ग) रियायती दरों पर झुग्गी-झोंपड़ी वासियों को आवास उपलब्ध कराने की कोई योजना नहीं है। तथापि, प्राथमिकता वाली परियोजनाओं के लिए अपेक्षित भूमि पर रहने वाले ऐसे पात्र झुग्गी परिवारों को वैकल्पिक विकसित भू-खंडों पर पुर्नस्थापित किया जाता है। दिल्ली विकास प्राधिकरण मलिन बस्ती वासियों के लिए टेनामेंटों का भी निर्माण करता है।

Construction of Luxury Flats on Church Land, Delhi

344. SHRI MOHINDER SINGH LATHER:
SHRI SATYA PRAKASH MALAVIYA:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) Whether Government's attention has been drawn to the report which appeared in the Indian Express dated the 23rd June, 1992 regarding construction of luxury flats on the church land in Delhi sold by the Executive Boards in violation of the MCD rules; and

(b) if so, what action is contemplated by Government in the matter?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) According to MCD layout plan for Group Housing at 4 Battery Lane, Civil Line belonging to Executive Board of Methodist Church and earmarked for residential purpose was approved under its standing Committee's Resolution No. 1138 dated 24-11-89. In terms of the MCD's resolution no portion of the land in the Group Housing Scheme or flats could be sold out at any stage.

(b) MCD has issued notice to the Church Authorities regarding the violation of terms/conditons of the approved layout plan.

Narela and Rohini Housing Projects

345. SHRI ISH DUTT YADAV:
SHRI DIGVIJAY SINGH:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that DDA propose to give up its ambitious Narela and Rohini projects;

(b) if so, what are the reasons therefor; and

(c) whether any alternative projects are proposed to be taken up in Delhi to solve the housing problems?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) No, Sir.

(b) and (c) Question does not arise.

White House Building on Bhagwandas Road, New Delhi

346. SHRI VIREN J. SHAH: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the names of real estate promotor of the eleven storey high-rise White House building on Bhagwan Das Road, New Delhi, which comes under the Lutyen's Bungalow Zone area;

(b) the number of floors sanctioned by the NDMC and the number of floors built in an unauthorised manner in the said building;

(c) the number of flats built and at what cost and what is the floor area of each flat;

(d) the names of persons who have purchased the flats in the unauthorised built floors and the cost at which each flt was purchased;

(e) what are the details of instructions issued by Government about the height of a buliding in LBZ area;

(f) what action Government have taken or propose to take in regard to the violation of NDMC rules; and

(g) whether the completion certificate has been issued by the NDMC for use and occupation of the building; if so, when?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) New Delhi Municipal Committee has informed that as per their records the Lessees of the Plot No. 10 Bhagwan Das Road are Mrs. Kusum Kumari and Sh. Ashok Pal Singh The Plans were originally sanctioned in the name of Shri Sohan Singh Komal, the constituted Attorney of the Owners Subsequently Shri S. D. Madan was appointed as Constituted Attorney in place of Shri Sohan Singh Komal by the owners. However, the plot does not form part of the Lutyen's. Bangalow zone as per existing guidelines.

(b) NDMC sanctioned plans for basement, ground and 7 upper floors in 1984. The party has constructed 4 complete floors and 5th floor partially, unauthorisedly above the sanctioned floors.

(c) The party has built 67 flats of which 44 flats measure 141 sq.m. each 22 flats 151 sq.m. each and one flat of 273 sq.m. The details of cost incurred not available with the NDMC.

(d) The requisite details are not available with NDMC.

(e) The norms for construction in the Lutyen's Bungalow Zone issued in February, 1988 *inter alia* provided that "The new construction of dwellings, on a plot must have same plinth area as the existing galow and must have a height exceeding the height of the bun- v in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots."

(f) Action as per Rules in respect of the violation has been initiated by the NDMC. However, further action has been kept pending in view of stay orders of High Court.

(g) No, Sir.

Land Conversion Rates Fixed by DDA

347. SHRI VIREN J. SHAH:
SHRI P. UPENDRA:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Delhi House Owners Forum has demanded reconsideration of the policy relating to property tax and convension fees for lease-hold into free-hold;

(b) if so, what is the reaction of Government to their demand;

(c) whether it is a fact that most of the lease hold properties viz. custodian properties called Nazul properties; and properties in rehabilitation colonies were alloted to the displaced persons from Pakistan by the Rehabilitation Ministry and majority of such persons are not in a position to pay the exorbitant conversion rates fixed by DDA and L&DO; and

(d) if so, what steps Government proposed to take to help the displaced persons by converting their lease-hold properties into free hold units by accepting the conversion fee equivalent to 10 years ground rent of such properties?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) Yes, Sir.

(b) to (d) The various representations received in this regard are being examined.